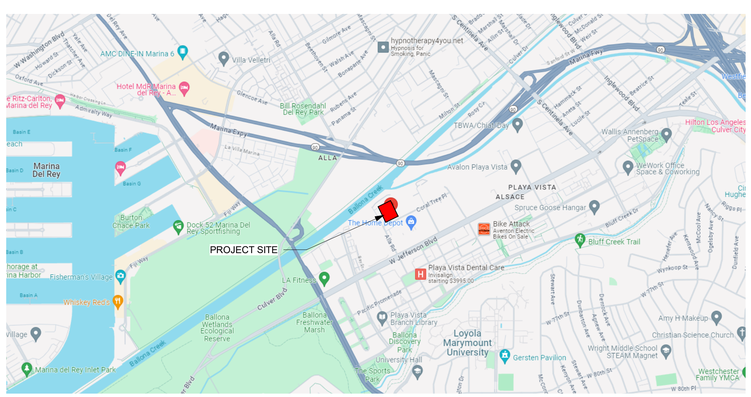
WESTSIDE NEIGHBORHOOD SCHOOL

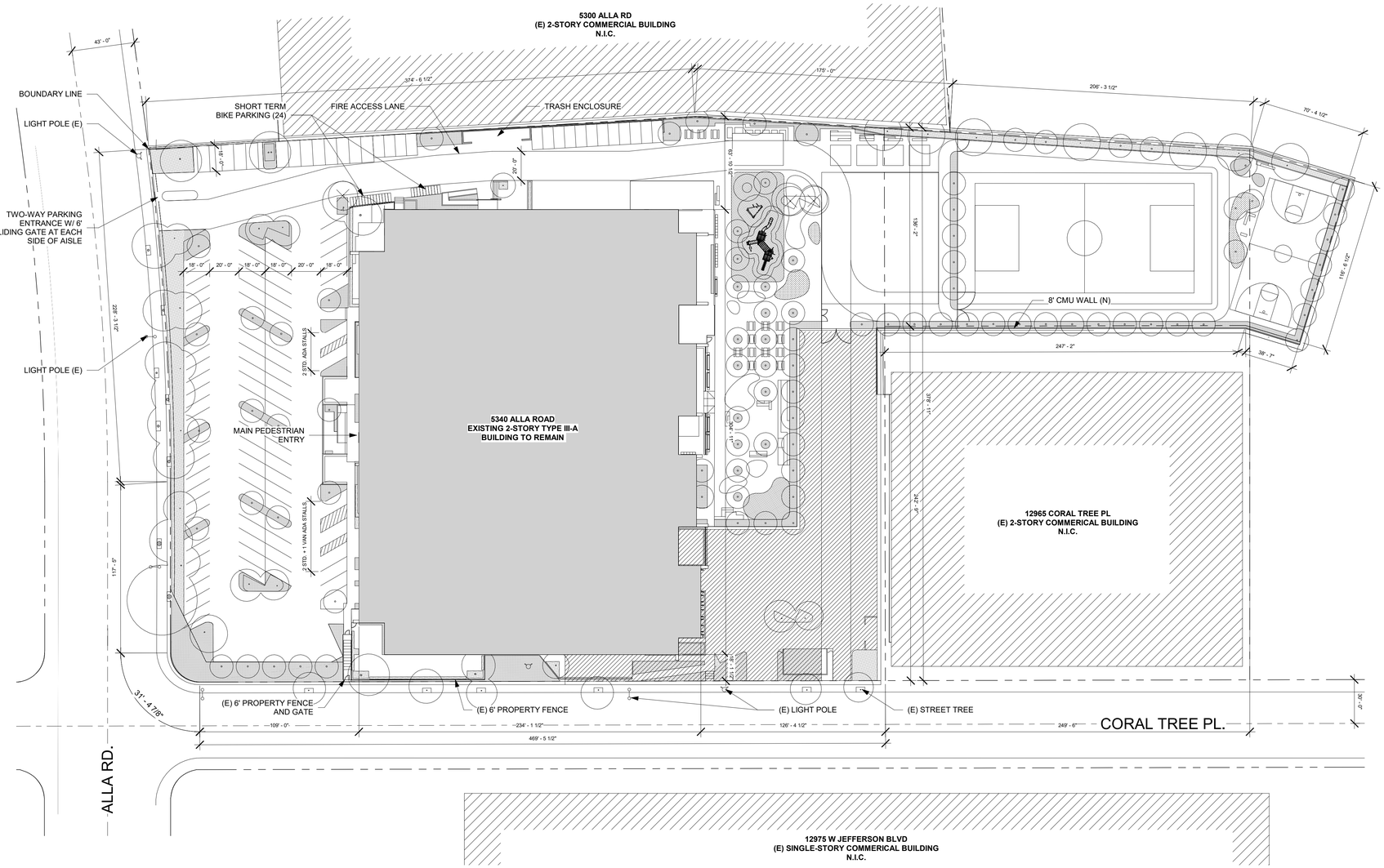
PLAYA VISTA, CA

JUNE 14, 2024

CUP & ENTITLEMENTS

EXISTING SITE PHOTOS | NTS | 3


PROJECT SITE
Marina Del Rey
Playa Vista Branch Library
Loyola Marymount University
Ballona Wetlands Ecological Reserve
Bluff Creek Trail
Playa Vista Dental Care
Dock 52 Marina Del Rey Sportfishing
Marina del Rey Inlet Park
Gersten Pavilion
Bill Rosendahl Del Rey Park
Avalon Playa Vista
Spruce Goose Hangar
Bike Attack
Wallis Annenberg PetSpace
WeWork Office Space & Coworking
Hilton Los Angeles Culver City
Amy H Makeup
Christian Science Church
Wright Middle School STEAM Magnet
Westchester Family YMCA
Whiskey Beds
Villa Velletri
AMC DINE-IN Marina 6
Hotel Maxi Marina del Rey, A...
The Ritz-Carlton, Marina del Rey
hypnotherapy4you.net
Hypnosis for Smoking Panic
TBWA/Chiat/Day
LA Fitness
Burton Chace Park
Fisherman's Village
Ballona Freshwater Marsh
University Hall
Sports Bar
Marina Del Rey
ALLA
PLAYA VISTA
ALSACE
Jefferson Blvd
Lincoln Blvd
Culver Blvd
Pacific Promenade
Ballona Creek
Marina Expy
Admiralty Way
Mindanao Way
Fiji Way
Bluff Creek Dr
Sawtelle Blvd
Overland Ave
Sepulveda Blvd
Centinela Ave
Inglewood Blvd
Beethoven St
Hillcrest Dr
Stewart Ave
Dunleith Ave
Dawson Ave
Agnes Ave
Westhaven Dr
Tuxford Ave
Tilden Ave
Hughes Ave
Hughes Pl
W 80th Pl
Lincoln Blvd
Vista Del Mar
Pershing Dr
Jefferson Blvd
Culver Blvd
Ballona Creek
Marina Del Rey



PLOT PLAN NOTES

- EXISTING BUILDING FLOOR AREA :
  - OFFICE : 131,942 SF
- PROPOSED BUILDING FLOOR AREA :
  - OFFICE : 34,777 SF
  - SCHOOL : 97,165
- NUMBER OF HOUSING UNITS:
  - EXISTING : 0
  - PROPOSED : 0
- LANDSCAPING :
  - EXISTING : 7,595 SF
  - PROPOSED : 14,860 SF
  - TOTAL : 22,455 SF
- PARKING REQURIEMENTS :
  - REQUIRED : 109 STALLS
  - PROVIDED : 112 STALLS
- BICYCLE PARKING REQUIREMENTS:
  - REQUIRED : 0 SPACES
  - PROVIDED : 24 SHORT TERM SPACES
- ALLOWABLE BUILDING HEIGHT :
  - PER ZONING : 75' - 0"
  - PER BUILDING CODE : 65' - 0"
  - EXISTING BUILDING HEIGHT: 29' - 0"
  - PROPOSED BUILDING HEIGHT: 29' - 0"

LEGAL DESCRIPTION

APN:	4211-008-033
LOT:	A
MAP BOOK:	BK 41-90
ZONE:	M2-1
LOT AREA:	223,182 SF (5.12 ACRES)
TRACT:	P M 2568
BLOCK:	NONE
DISTRICT:	CD-11 PALMS - MAR VISTA - DEL REY
GEN. USE:	LIGHT MANUFACTURING

PARKING SUMMARY

REQUIRED PARKING	TOTAL
SCHOOL USE (1/CLASSROOM):	48
OFFICE USE (1/500 SF): 34,777 SF / 500 SF	70
TOTAL BEFORE DEDUCTIONS	118
BIKE PARKING OFFSET (PROV. 24 SHORT TERM BIKE PARKING SPACES PER LAMC 12.21-A.4.)	-6
TOTAL REQUIRED	**112**

CUMULATIVE PARKING PROVIDED	TOTAL
ACCESSIBLE	5 (W/ 1 VAN)
STANDARD	62
COMPACT (40% OF TOTAL)	48
TOTAL PROVIDED	**112**

PLOT PLAN | 1" = 40'-0" | 1

westside neighborhood school

OWNER

WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEETHOVEN ST.
LOS ANGELES, CA 90066
310.574.8650

EXECUTIVE ARCHITECT

HRA House & Robertson ARCHITECTS

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MAIL@HRARCH.COM

DESIGN ARCHITECT

smith - clementi

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INFO@SMITHCLEMENTI.COM
424.430.5980

LANSCAPE ARCHITECT

STUDIO SUPERNATURAL

10323 SANTA MONICA BLVD. STE 105
LOS ANGELES, CA 90025

STRUCTURAL ENGINEER

HOLMES

523 W 6TH STREET, SUITE 1122
LOS ANGELES, CA 90014
213.481.5630

PROJECT

WNS - ALLA RD

5340 Alla Rd
Los Angeles, CA 9066

HRA PROJECT # 2422

MARK	DATE	ISSUE
	06/14/2024	CUP-ENTITLEMENT

STAMP

SHEET TITLE

PLOT PLAN

SHEET NUMBER

AE0.02

PARKING SUMMARY

REQUIRED PARKING	TOTAL
SCHOOL USE (1/CLASSROOM):	48
OFFICE USE (1/500 SF): 34,777 SF / 500 SF	70
TOTAL BEFORE DEDUCTIONS	118
BIKE PARKING OFFSET (PROV. 24 SHORT TERM BIKE PARKING SPACES PER LAMC 12.21.-A.4.)	-6
TOTAL REQUIRED	**112**

CUMULATIVE PARKING PROVIDED	TOTAL
ACCESSIBLE	5 (W/ 1 VAN)
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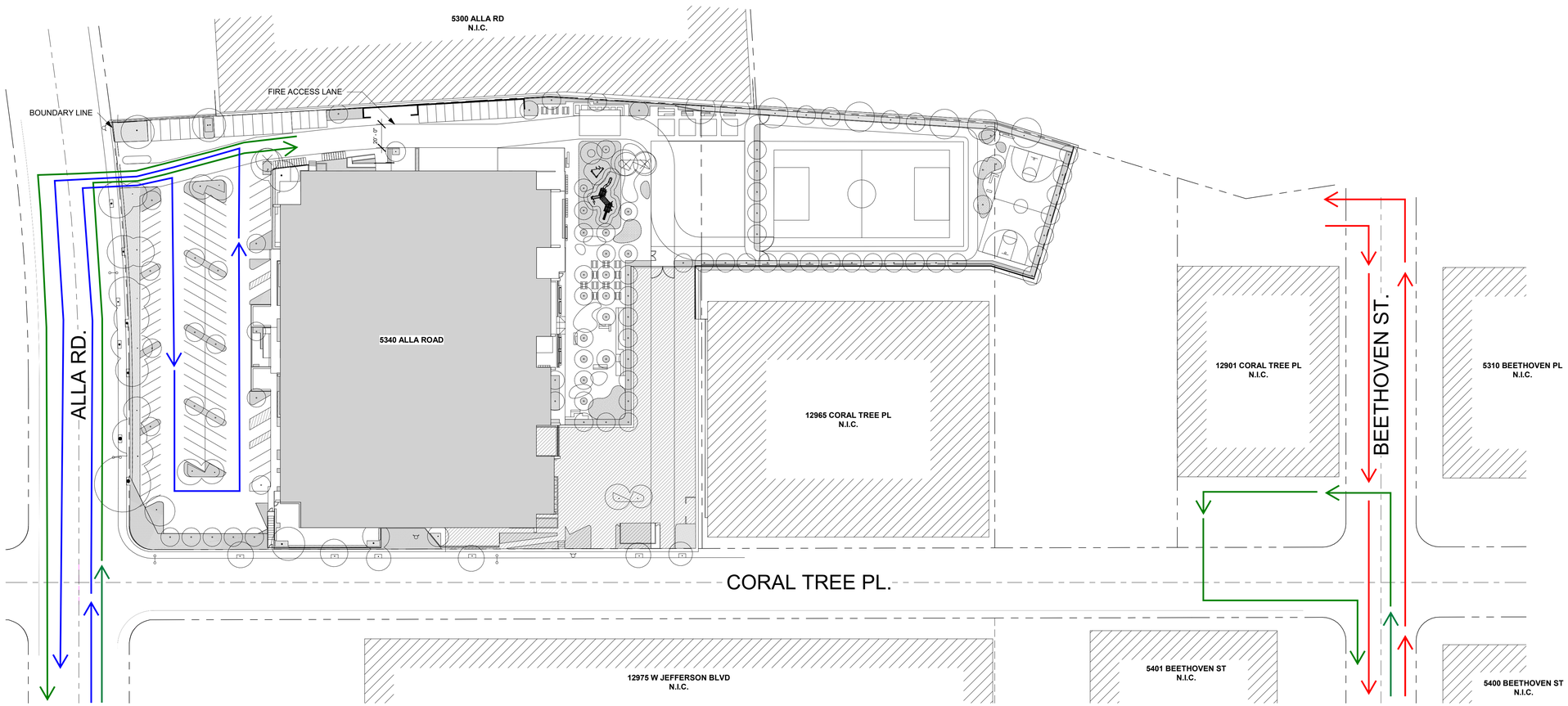
COMPACT (40% OF TOTAL)	48
TOTAL PROVIDED	**112**



LEGEND

STAFF / FACULTY TRAFFIC FLOW

DK-8 TRAFFIC FLOW

PRESCHOOL TRAFFIC FLOW

AREA VICINITY PLAN & TRAFFIC DIAGRAM | 1" = 50'-0" | 2

westside neighborhood school

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PROJECT

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Los Angeles, CA 9066

HRA PROJECT # 2422

MARK	DATE	ISSUE
	06/11/2024	CUP-ENTITLEMENT

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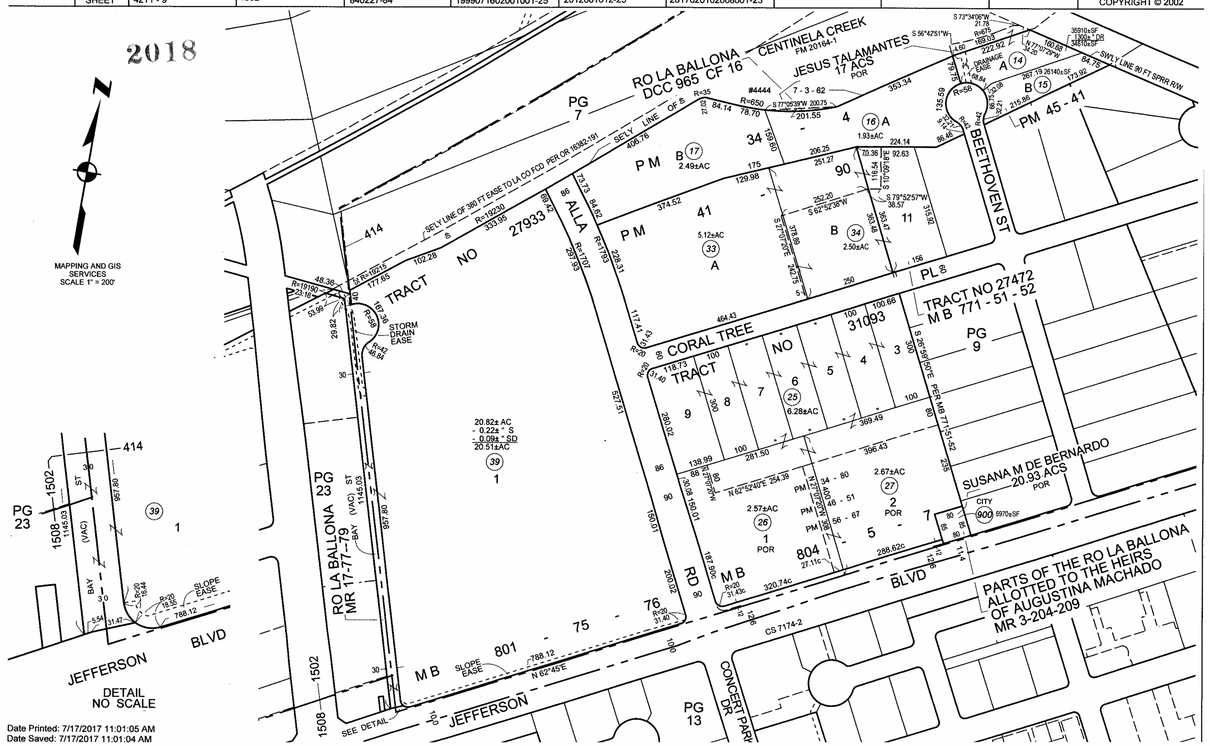
SHEET TITLE

AREA VICINITY PLAN & TRAFFIC DIAGRAM

SHEET NUMBER

AE0.03

4211	8 SHEET	P. A. 4111 - 23 4211 - 9	TRA 1508 414 1502	REVISED 760218806 840227-84	96032702001001-25 96042310026002-25 199907160200100 1-25	2005082504 20061114050255 01-25 2012081612-25	2012102908004002-25 2012102908004005-25 2017020102008001-23	2017020102009001-23 2017010104006001-23	SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



PARCEL MAP | N.T.S. | 1

westside neighborhood school

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5401 BEETHOVEN ST.
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SHEET TITLE

PARCEL MAP

SHEET NUMBER

AE0.04

GENERAL PLAN NOTES

1. FLOOR LEVELS FLAT U.O.N.
2. ALL DIMENSIONS ARE F.O. STUD UNLESS OTHERWISE NOTED.
3. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN CBC SECTION 803. FINISH MATERIALS SHALL BE CLASS B IN INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS, CLASS C IN CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS, ROOMS AND ENCLOSED SPACES.
4. MOISTURE RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR ALL TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288, OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
5. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (1205.1 & 1205.3)
6. PROVIDE ACOUSTIC INSULATION IN WALLS PER RECOMMENDATIONS IN ACOUSTICAL REPORT, CONTRACTOR TO COORDINATE LOCATIONS WITH OWNERSHIP AND ARCHITECT.

WALL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING TO REMAIN
- PROPOSED
- NOT IN SCOPE

LEVEL 01 - OVERALL FLOOR PLAN | 1/16" = 1'-0" | 1

westside neighborhood school

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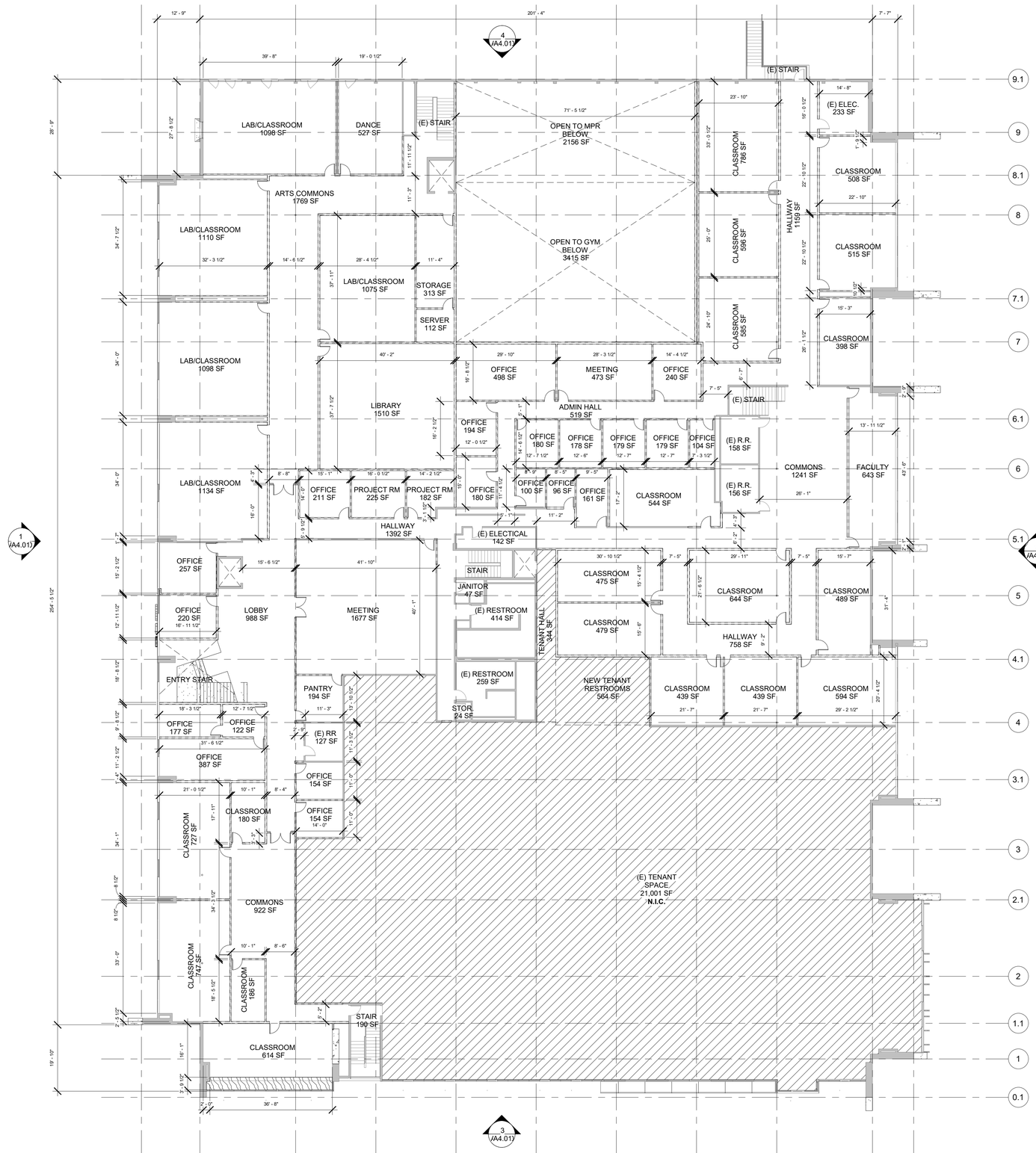
SHEET TITLE

OVERALL FLOOR PLAN - LEVEL 01

SHEET NUMBER

AE2.01



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- EXISTING TO REMAIN
- PROPOSED
- NOT IN SCOPE

LEVEL 02 - OVERALL FLOOR PLAN | 1/16" = 1'-0" | 1

westside neighborhood school

OWNER

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Los Angeles, CA 9066

HRA PROJECT # 2422

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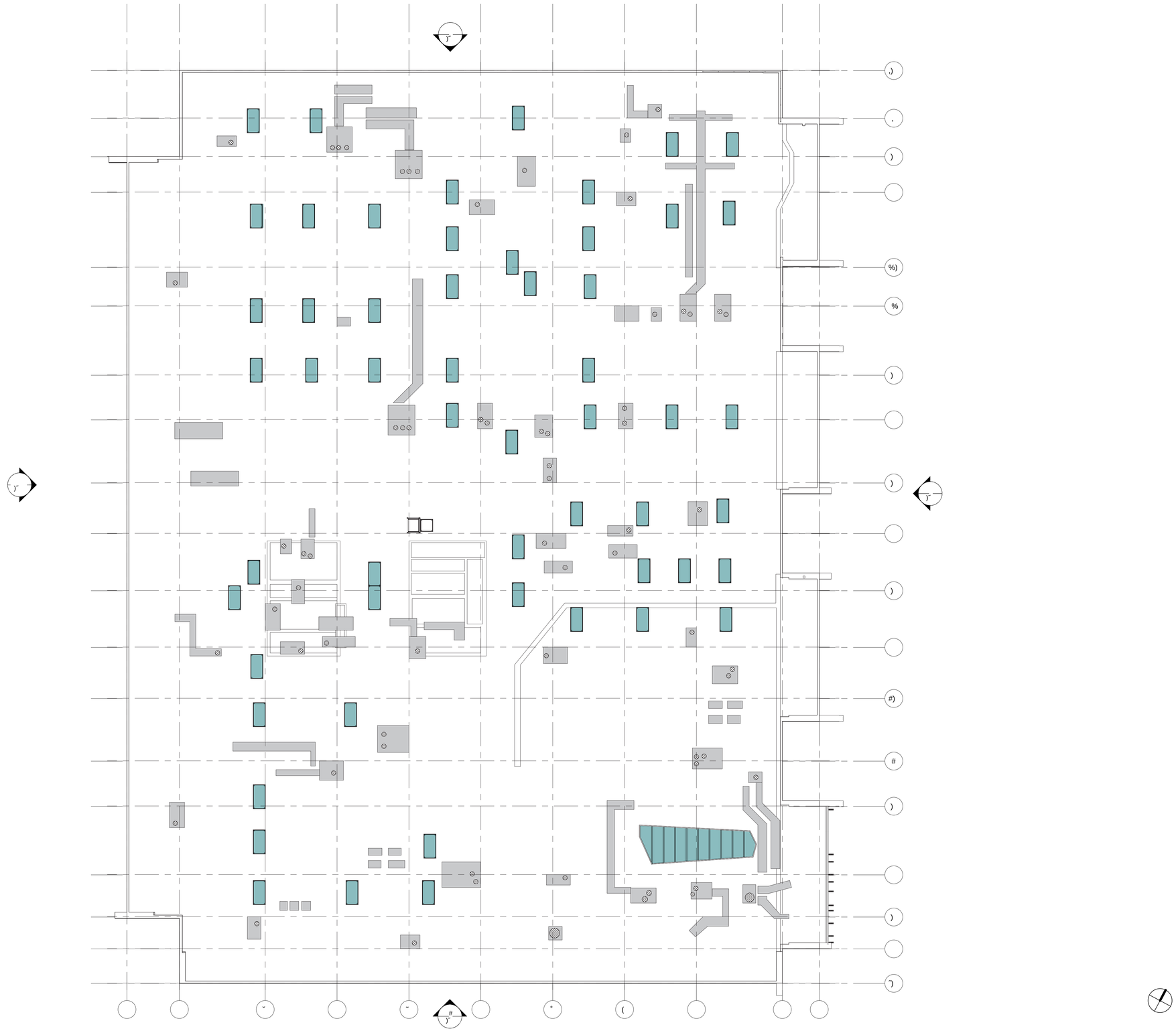
SHEET TITLE

OVERALL FLOOR PLAN - LEVEL 02

SHEET NUMBER

AE2.02



OVERALL ROOF PLAN | 1/16" = 1'-0" | 1

westside neighborhood school

OWNER

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5401 BEETHOVEN ST.
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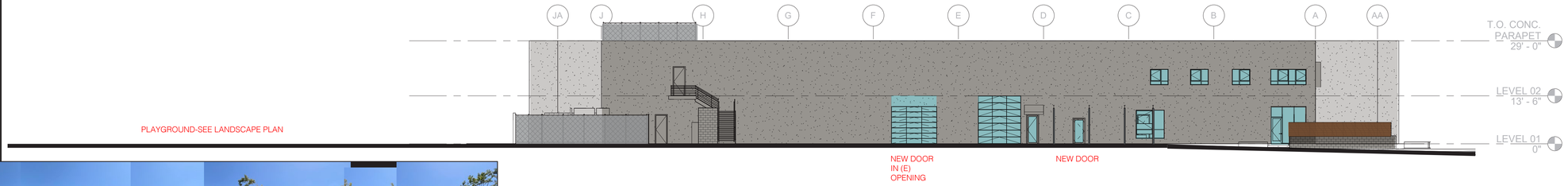
SHEET TITLE

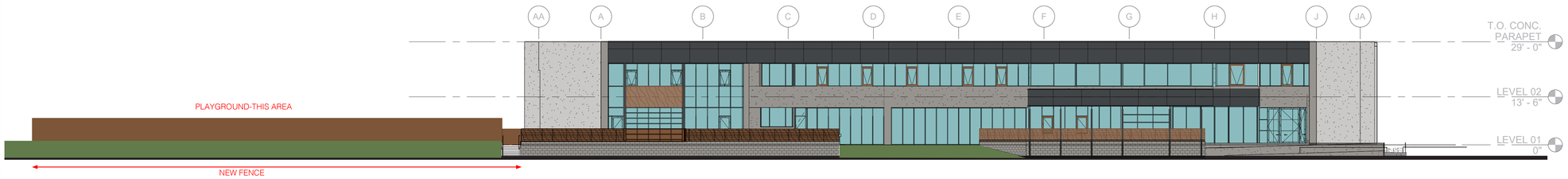
OVERALL ROOF PLAN

SHEET NUMBER

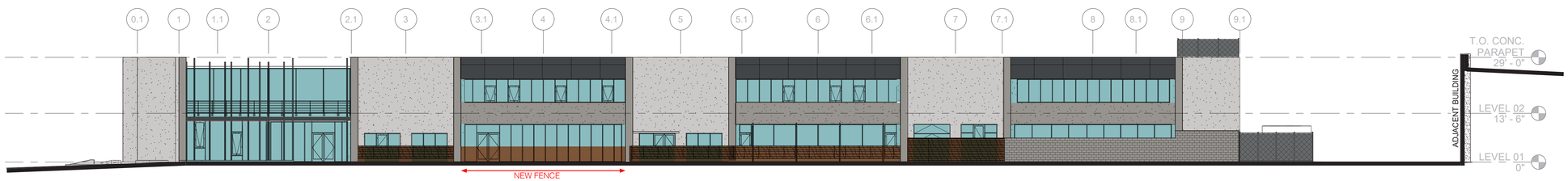
AE2.03

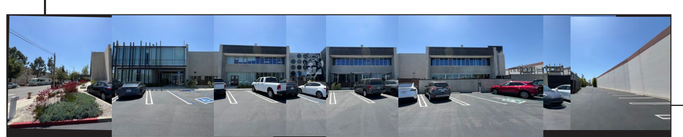


NORTH ELEVATION | 1/16" = 1'-0" | 4

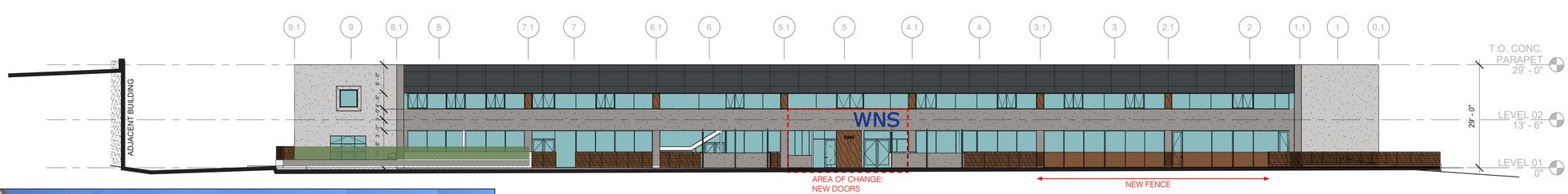


SOUTH ELEVATION | 1/16" = 1'-0" | 3





EAST ELEVATION | 1/16" = 1'-0" | 2



WEST ELEVATION | 1/16" = 1'-0" | 1

westside neighborhood school

OWNER

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PROJECT

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HRA PROJECT # 2422

MARK	DATE	ISSUE
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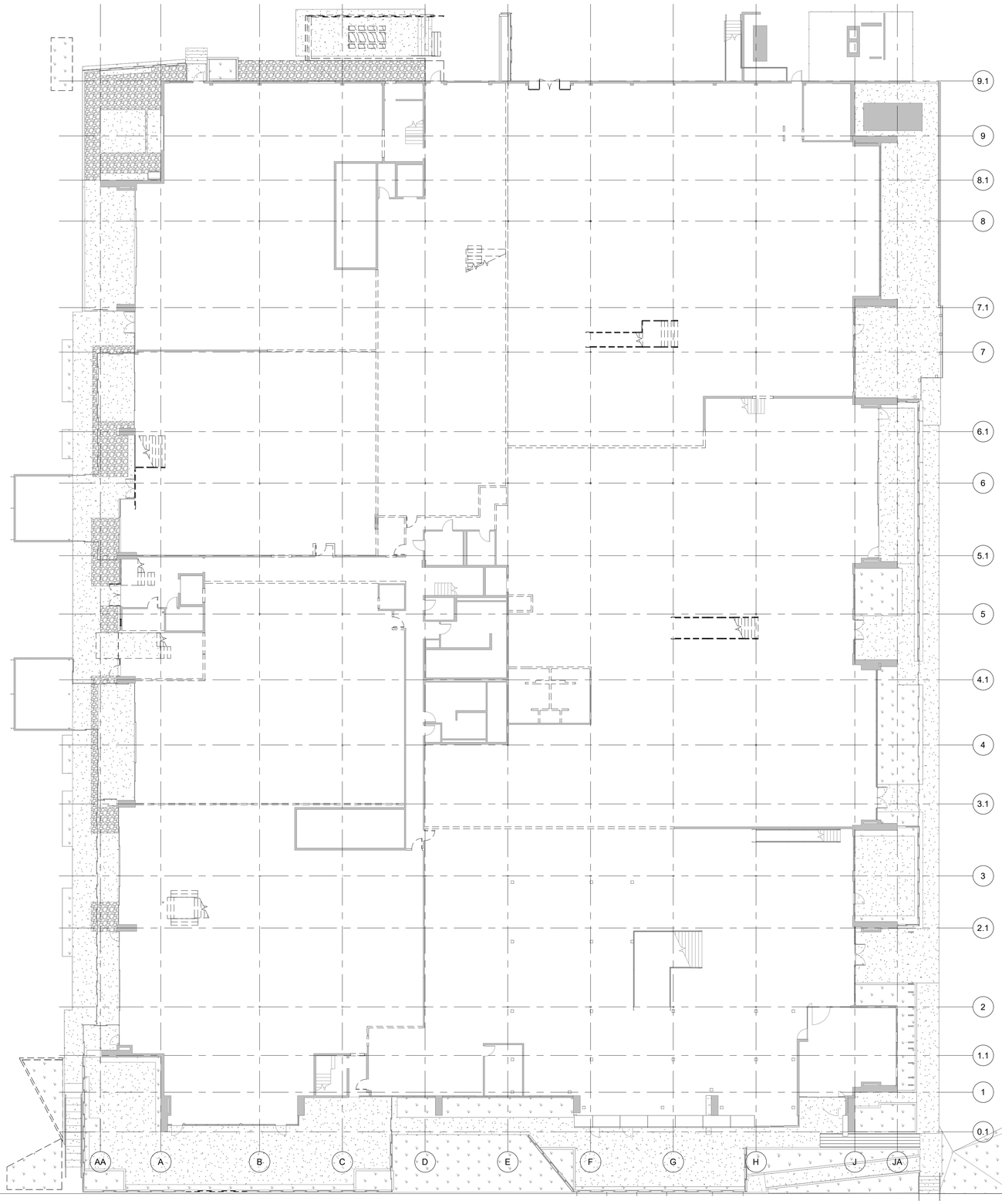
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

AE3.00



DEMO LEGEND

- WALL TO BE DEMOLISHED
- EXISTING TO REMAIN
- PROPOSED
- NOT IN SCOPE

DEMOLITION PLAN - LEVEL 1 | 1/16" = 1'-0" | 1

westside neighborhood school

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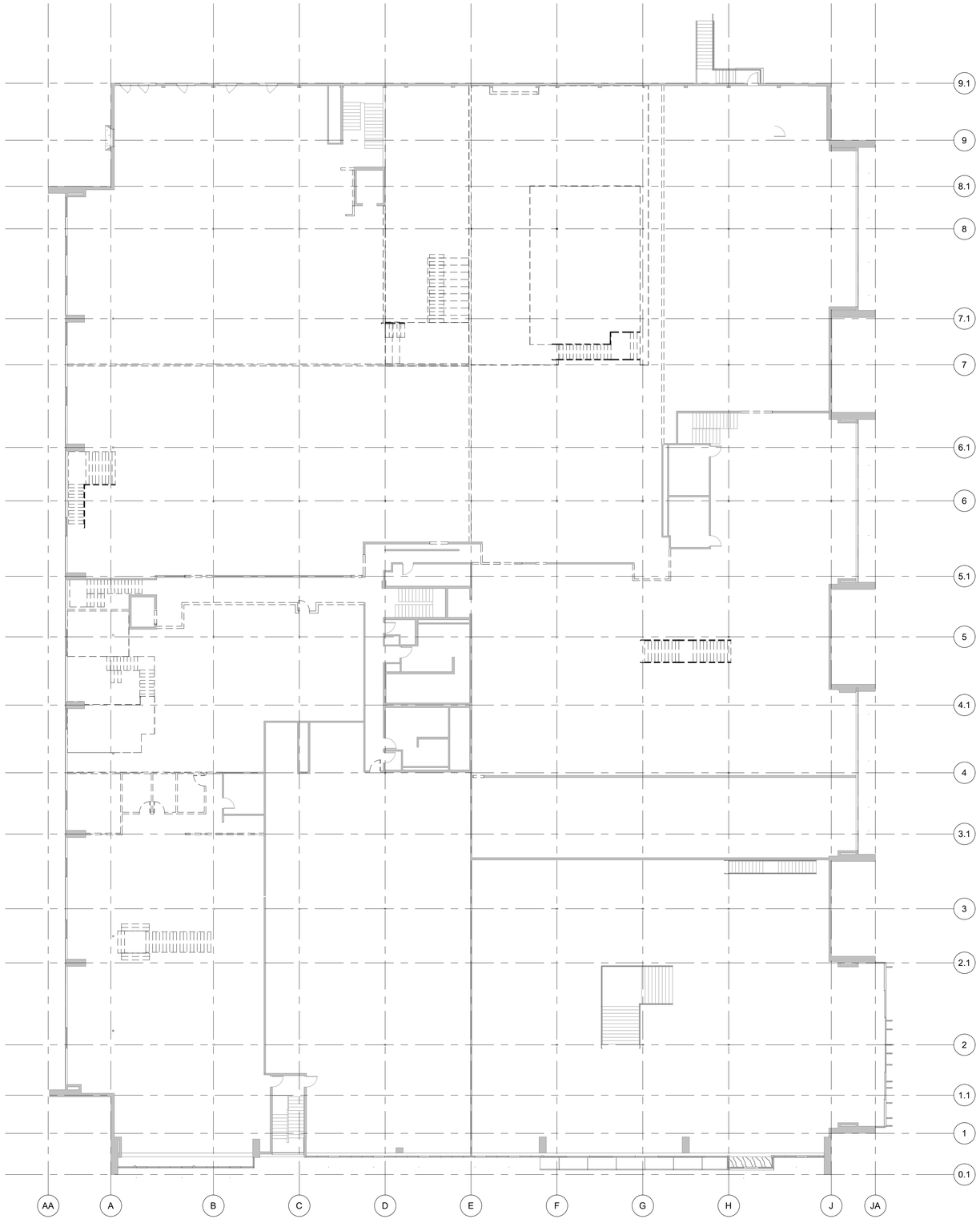
SHEET TITLE

DEMOLITION PLAN - LEVEL 1

SHEET NUMBER

D2.01



DEMO LEGEND

- WALL TO BE DEMOLISHED
- EXISTING TO REMAIN
- PROPOSED
- NOT IN SCOPE

DEMOLITION PLAN - LEVEL 2 | 1/16" = 1'-0" | 1

OWNER

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SHEET TITLE

DEMOLITION PLAN - LEVEL 2

SHEET NUMBER

D2.02

PARKING SUMMARY	
REQUIRED PARKING	TOTAL
SCHOOL USE (1/ CLASSROOM)	48
OFFICE USE (1/ 500 SF) (34,777 SF / 500 SF)	70
TOTAL BEFORE DEDUCTIONS	118
BIKE PARKING OFFSET (PROV. 24 SHORT TERM BIKE PARKING SPACES PER LAMC 12.21-A.4	-6
TOTAL REQUIRE VEHICLE PARKING	112
CUMULATIVE PARKING PROVIDED ACCESSIBLE	TOTAL 5 (W/ 1 VAN)
STANDARD	62
COMPACT (MAX 40% OF TOTAL)	48
BICYCLE PARKING (4 PER 1 VEH)	24
TOTAL PROVIDED	112

SITE PLAN 1

N

SCALE:1/32" = 1'-0"

0 16' 32' 64'

OWNER

WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEETHOVEN ST.
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julie@smithclementi.com
424.430.5980

LANDSCAPE ARCHITECT

SUPERNATURAL

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www.studio-supernatural.com
510 910 5662

TRAFFIC ENGINEER

PROJECT

WNS - ALLA ROAD

5340 ALLA ROAD
LOS ANGELES, CA 90066

MARK	DATE	ISSUE
	xx	xx

STAMP

LANDSCAPE PLAN

SHEET TITLE

L-100

SHEET NUMBER

	BOTANICAL NAME	COMMON NAME	NATIVE TO LA	QTY RQD	QTY	SIZE	WATER USE
	QUERCUS LOBATA, OR ENGLEMANNII	VALLEY OAK, ENGLEMAN OAK	YES	0	10		M
	PLATANUS RACEMOSA	WESTERN SYCAMORE	YES	12	12		M
	TIPU TIPUANA	TIPU	NO	0	23		L
	GINKGO BILOBA	GINKGO	NO	0	3		M
	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	NO	0	8		M
	CEDRUS LIBANI	CEDAR OF LEBANON	NO	0	16		L
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	NO	0	8		L
	LYONOTHAMNUS FLORIBUNDUS	CATALINA ISLAND IRONWOOD	YES	0	5		L
	PISTACHE CHINENSIS	CHINESE PISTACHE	NO	0	3		M
	EXISTING PLANTING TO REMAIN, NO TOXIC PLANTS						
	LAWN, MARATHON 3 OR EQ, WITH SUBSURFACE IRRIGATION						
	SHRUBS AND GROUND COVER SPECIES: HETEROMELES ARBUTIFOLIA, CEANOTHUS HORIZONTALIS, MIHLENBERGIA RIGENS, SALVIA CLEVELANDII, MISCANTHUS SINESIS, OLEA 'LITTLE OLLIE, ARCTOSTAPHYLOS 'HOWARD MCMINN', LOBELIA LATIFOLIA, FICUS PUMILA, DISTICTIS BUCCANTORIA						

(E) STREET TREES: 14
(E) ON SITE TREES: 31
(E) TREES TO BE REMOVED: 3, TO BE REPLACED @ 4:1

REQUIRED TREES: 12
PROPOSED TREES: 88

TOTAL PLANTING AREA: 22,455 SF
EXISTING PLANTING TO REMAIN: 7,595 SF
PROPOSED PLANTING AREA: 14,860 SF

PLANTING PLAN 1

N

SCALE:1/32" = 1'-0"

0 16' 32' 64'

OWNER

WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEETHOVEN ST.
LOS ANGELES, CA 90066
310.574.8650

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PROJECT

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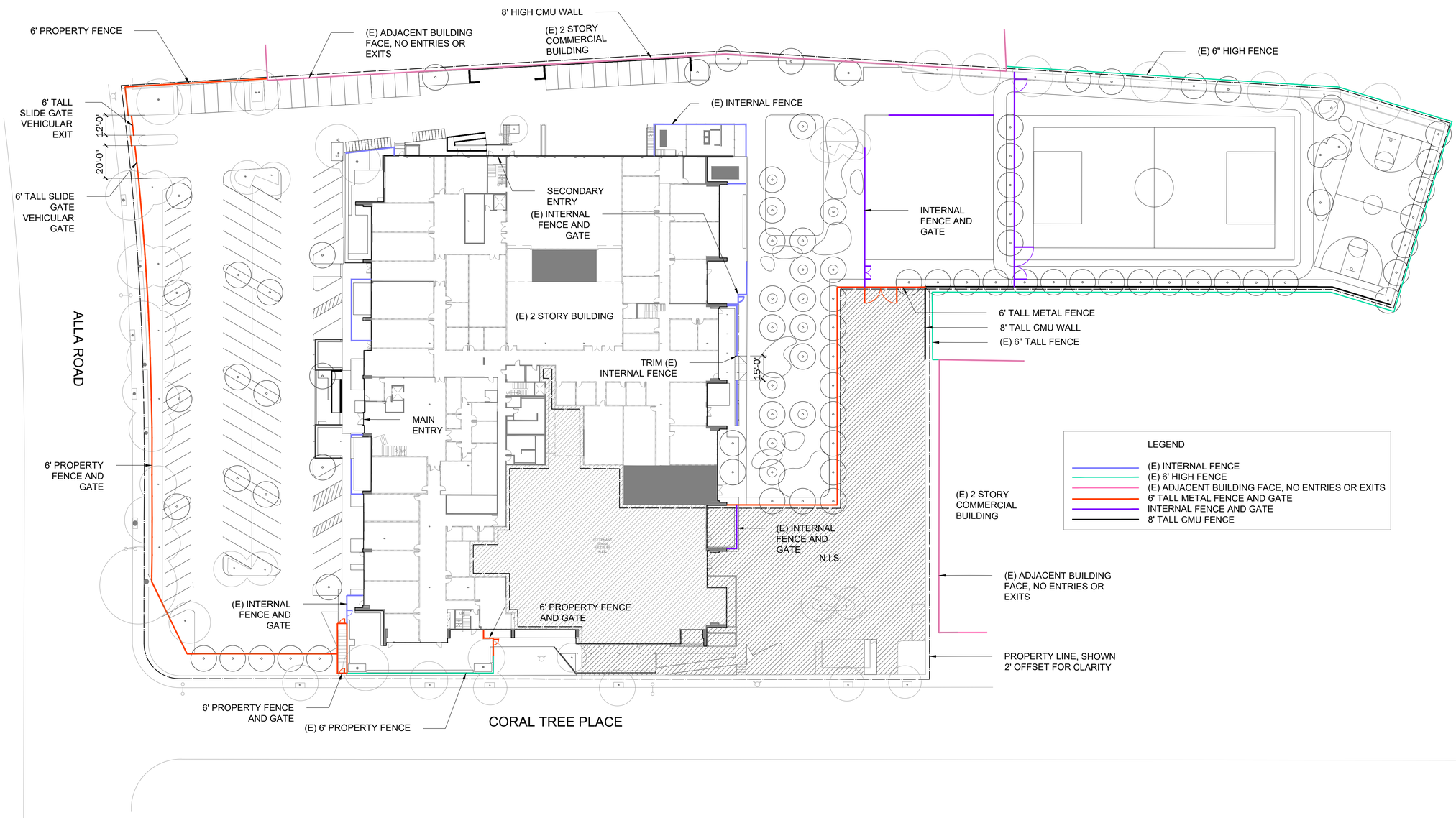
PLANTING PLAN

SHEET TITLE

L-200

SHEET NUMBER



SITE PLAN 1

N

SCALE:1/32" = 1'-0"

0 16' 32' 64'

OWNER

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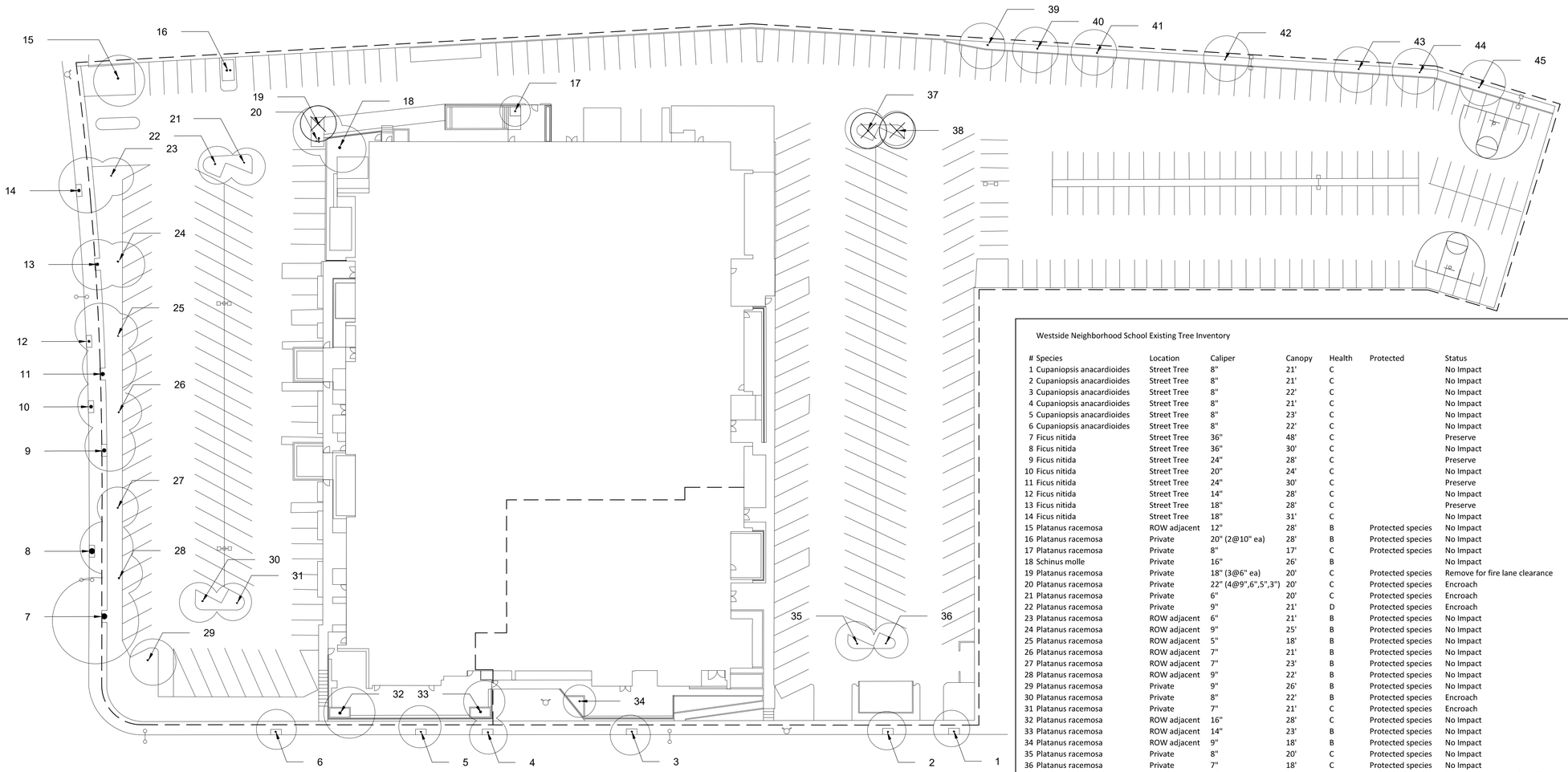
FENCE PLAN

SHEET TITLE

L-300

SHEET NUMBER



Westside Neighborhood School Existing Tree Inventory

#	Species	Location	Caliper	Canopy	Health	Protected	Status
1	Cupaniopsis anacardioides	Street Tree	8"	21'	C		No Impact
2	Cupaniopsis anacardioides	Street Tree	8"	21'	C		No Impact
3	Cupaniopsis anacardioides	Street Tree	8"	22'	C		No Impact
4	Cupaniopsis anacardioides	Street Tree	8"	21'	C		No Impact
5	Cupaniopsis anacardioides	Street Tree	8"	23'	C		No Impact
6	Cupaniopsis anacardioides	Street Tree	8"	22'	C		No Impact
7	Ficus nitida	Street Tree	36"	48'	C		Preserve
8	Ficus nitida	Street Tree	36"	30'	C		No Impact
9	Ficus nitida	Street Tree	24"	28'	C		Preserve
10	Ficus nitida	Street Tree	20"	24'	C		No Impact
11	Ficus nitida	Street Tree	24"	30'	C		Preserve
12	Ficus nitida	Street Tree	14"	28'	C		No Impact
13	Ficus nitida	Street Tree	18"	28'	C		Preserve
14	Ficus nitida	Street Tree	18"	31'	C		No Impact
15	Platanus racemosa	ROW adjacent	12"	28'	B	Protected species	No Impact
16	Platanus racemosa	Private	20" (2@10" ea)	28'	B	Protected species	No Impact
17	Platanus racemosa	Private	8"	17'	C	Protected species	No Impact
18	Schinus molle	Private	16"	26'	B		No Impact
19	Platanus racemosa	Private	18" (3@6" ea)	20'	C	Protected species	Remove for fire lane clearance
20	Platanus racemosa	Private	22" (4@9",6",5",3")	20'	C	Protected species	Encroach
21	Platanus racemosa	Private	6"	20'	C	Protected species	Encroach
22	Platanus racemosa	Private	9"	21'	D	Protected species	Encroach
23	Platanus racemosa	ROW adjacent	6"	21'	B	Protected species	No Impact
24	Platanus racemosa	ROW adjacent	9"	25'	B	Protected species	No Impact
25	Platanus racemosa	ROW adjacent	5"	18'	B	Protected species	No Impact
26	Platanus racemosa	ROW adjacent	7"	21'	B	Protected species	No Impact
27	Platanus racemosa	ROW adjacent	7"	23'	B	Protected species	No Impact
28	Platanus racemosa	ROW adjacent	9"	22'	B	Protected species	No Impact
29	Platanus racemosa	Private	9"	26'	B	Protected species	No Impact
30	Platanus racemosa	Private	8"	22'	B	Protected species	Encroach
31	Platanus racemosa	Private	7"	21'	C	Protected species	Encroach
32	Platanus racemosa	ROW adjacent	16"	28'	C	Protected species	No Impact
33	Platanus racemosa	ROW adjacent	14"	23'	B	Protected species	No Impact
34	Platanus racemosa	ROW adjacent	9"	18'	B	Protected species	No Impact
35	Platanus racemosa	Private	8"	20'	C	Protected species	No Impact
36	Platanus racemosa	Private	7"	18'	C	Protected species	No Impact
37	Platanus racemosa	Private	8"	22'	C	Protected species	Remove for play yard conflict
38	Platanus racemosa	Private	7"	20'	D	Protected species	Remove for play yard conflict
39	Platanus racemosa	Private	8"	25'	C	Protected species	No Impact
40	Platanus racemosa	Private	8"	25'	C	Protected species	No Impact
41	Platanus racemosa	Private	7"	25'	B	Protected species	No Impact
42	Platanus racemosa	Private	5"	25'	B	Protected species	No Impact
43	Platanus racemosa	Private	6"	25'	B	Protected species	No Impact
44	Platanus racemosa	Private	6"	25'	B	Protected species	No Impact
45	Platanus racemosa	Private	8"	25'	B	Protected species	No Impact

TOTALS
14 Street Trees
31 On Site Trees

28 On Site Trees to Remain
3 On Site Trees to be Removed and replaced at 4:1
12 Required Mitigation trees

EXISTING TREES 1

N

SCALE:1/32" = 1'-0"

0 16' 32' 64'

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STAMP

EXISTING TREES

SHEET TITLE

L-500

SHEET NUMBER